



MEMORANDUM

TO: Planning Commission

FROM: Woodrow Muhammad AICP, Planning & Zoning Director

SUBJECT: **SS-14-15 SUBDIVISION OF TRACT E OF THE FORMER M.W. WILLETT TRACT**

LOCATION This property is located at 12834 Lovett Road which is on the south side of Lovett Road east of the Prairie Drive intersection in Section 71, T6S, R2E, GLD, EBR, LA.

MASTERPLAN LAND USE	Rural/Agriculture
PRESENT ZONING	R/A (Rural/Agricultural)
LOT ID NUMBER	611110025
ENGINEER/LAND SURVEYOR	Michael King, NTB Associates
APPLICANT	Brandon Landry

STAFF COMMENTS

1. **Size** of subject property is approximately 8.44 acres.
2. **Background** The applicant is requesting to subdivide one tract into two for single family residential land use with a waiver request of **Section 7:4.4(A)(4)(a)** of the **Development Code** which requires connection to public sewer.
3. **Waiver Request** The applicant is requesting a waiver of **Section 7:4.4(A)(4)(a)** of the **Development Code** or **Ordinance No. 2009-08** which requires connection to Parish Sewer if the closest property line of a development is within five hundred (500) feet of the existing public sanitary sewer system.

**Proposal** This subdivision is within 500 feet of an existing force main. The applicant is creating five (5) lots or less and each lot has a lot area greater than twenty-two thousand five hundred (22,500) square feet.

**Justification** The applicant states it is not economically feasible to connect to a force main for the number of lots proposed.

4. **Access** Public.
5. **Master Plan Statement** The subject property is designated as Rural/Agriculture land use on the 2010 City of Central Master Plan. The proposed use is consistent with the Master Plan.

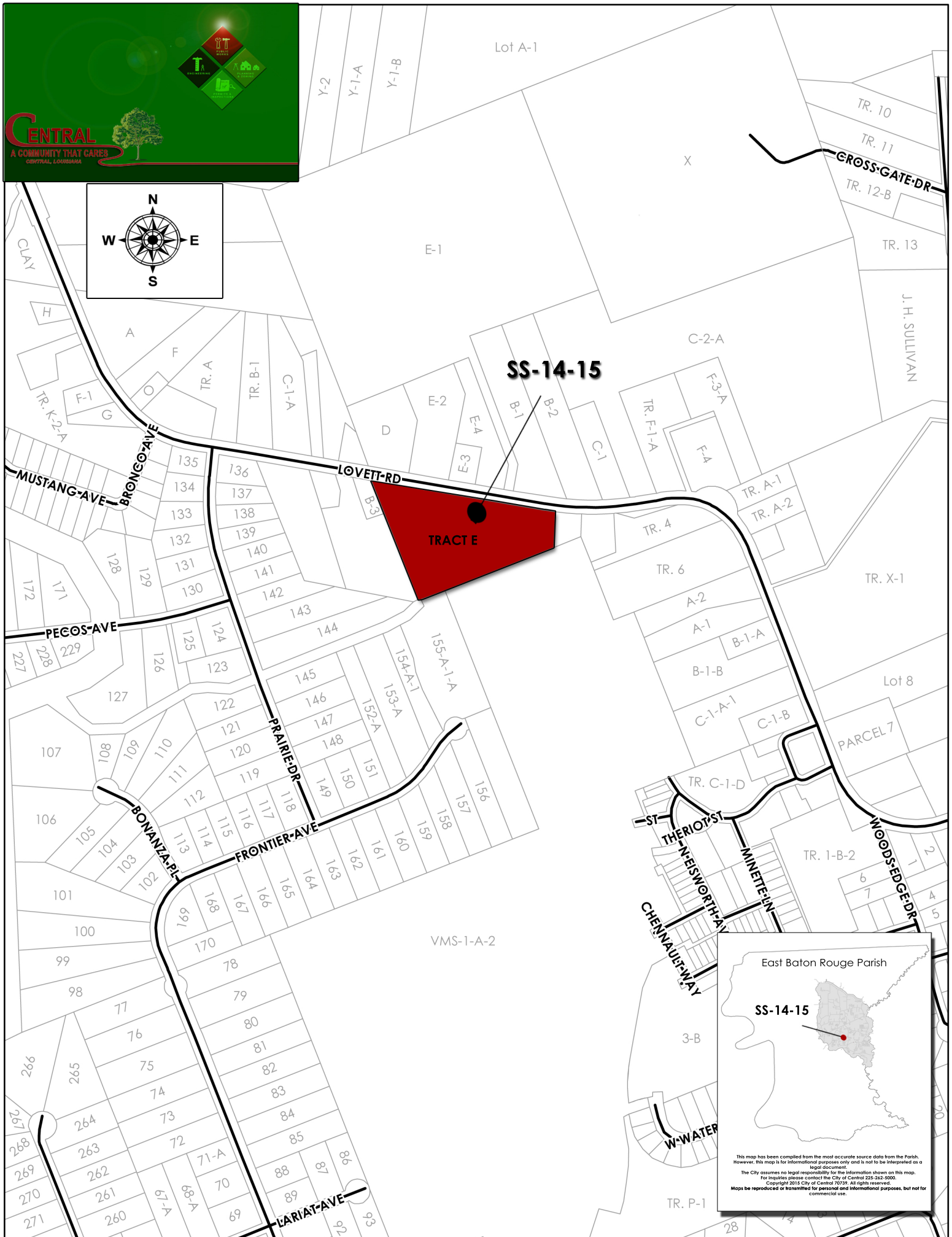
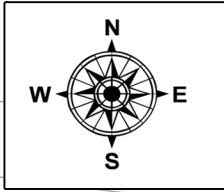




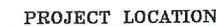
6. **Planning Commission Staff Recommendation** Staff recommends to approve the subdivision contingent upon final approval of the waiver or connection to Parish Sewer.
7. Scheduled for Planning Commission Meeting on **August 27, 2015**.











SURVEYORS • ENGINEERS • GIS  
 8643 MAIN ST. ZACHARY, LA 70791  
 (225) 751-4002 FAX (225) 751-4006

SURVEYED	MJK	DRAWN	TJS	CHECKED	MJK
SCALE			1" = 100'	DATE SURVEYED:	06/25/2015

MAP SHOWING SUBDIVISION OF:  
LOT E OF THE DANIEL EZEKIEL WILLEY ESTATE  
INTO LOT E-1 AND LOT E-2  
SECTION 71, T8S-R2E  
GREENSBURG LAND DISTRICT,  
EAST BATON ROUGE PARISH, LOUISIANA  
FOR  
BRANDON LANDRY

**LEGEND:**

FLOOD ZONE AE

FLOOD ZONE X

☐ SET 5/8" REBAR

☒ FOUND MONUMENT (AS NOTED)

(M) MEASURED DISTANCE

(P) PLATED CALL

\_\_\_\_\_ BOUNDARY LINE

\_\_\_\_\_ EXISTING SERVITUDE

\_\_\_\_\_ BUILDING SET BACK LINE

\_\_\_\_\_ RIGHT OF WAY LINE

\_\_\_\_\_ FENCE

\_\_\_\_\_ X \_\_\_\_\_

\_\_\_\_\_ APPROX. CONTOUR LINE

\_\_\_\_\_ OVERHEAD POWER LINE

\_\_\_\_\_ EXISTING PROPERTY LINE

SHEET 1 OF 1

DATE: 11-14-15

LOT E  
12834 LOVETT ROAD.  
BATON ROUGE, LA 70818

ZONING: RURAL/AGRICULTURAL  
EXISTING LAND USE: RURAL/AGRICULTURE  
WATER: PARISH WATER CO.  
ELECTRIC: DEMCO  
GAS: GAS UTILITY DISTRICT 1  
SEWER: APPROVED INDIVIDUAL PRIVATE  
TREATMENT PLANTS  
FIRE DISTRICT: CENTRAL FIRE DEPT.  
FLOOD ZONE: X & AE  
SCHOOL DISTRICT: CENTRAL

CITY OF CENTRAL PLANNING AND ZONING  
DIRECTOR WOODROW MUHAMMAD AICP,  
OR HIS DESIGNEE

CITY OF CENTRAL MAYOR OR HIS DESIGNEE

SEWAGE DISPOSAL: NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

APPROVED PRIVATE SEWAGE TREATMENT PLANTS ARE IN USE.  
MINIMUM SLAB ELEVATIONS ARE REQUIRED TO BE 24 INCHES ABOVE  
THE SEWER EFFLUENT DITCH INVERT.

PARISH HEALTH UNIT,  
OR HIS DESIGNEE

THE STREETS AND RIGHTS-OF-WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE FOR UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR ANY IMPROVEMENT BE CONSTRUCTED OR INSTALLED WITHIN OR PREVENT OR OBSTRUCT OR RIGHT-OF-WAY SO AS TO INJURE OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH SAID SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

[illegible]

LOUISIANA STATE PLANE COORDINATE SYSTEM,  
SOUTH ZONE 1702, NAD '83 BY GPS OBSERVATION

TO CONVERT DISTANCES DERIVED FROM COORDINATES SHOWN  
HEREON TO HORIZONTAL GROUND DISTANCES  
USE SCALE FACTOR: 0.999967460

1. DEED FILED IN ORIGINAL 769 BUNDLE 12566,  
DATED MARCH 21, 2014
2. MAP FILED IN ORIGINAL 71 BUNDLE 12597,  
DATED AUGUST 6, 2014
3. MAP FILED IN ORIGINAL 72 BUNDLE 7794  
DATED FEBRUARY 14, 1971

NOT FOR CONSTRUCTION

THIS DOCUMENT IS FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS A BASIS FOR THE ISSUANCE OF A PERMIT.



THIS IS TO CERTIFY THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH CHAPTER 29 OF THE LAC, TITLE 46, PART LXI, "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" OF A CLASS "C" SURVEY AS ESTABLISHED BY THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD.

MICHAEL J. KING PLS #5127

08/11/15  
DATE

THE CONTOURS SHOWN HEREON WERE CREATED BY USING THE EAST BATON ROUGE QUADRANGLE MAP AND OVERLAYING THE CONTOURS ONLY.

(RURAL/AGRICULTURAL (R/A) ZONING)

FRONT	35'
SIDE	25'
REAR	35'

LOT E (ORIG. 769 BNDL. 12566)

A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL OF ITS BUILDINGS AND IMPROVEMENTS THEREON, SITUATED IN THE PARISH OF EAST BATON ROUGE, STATE OF LOUISIANA, SAID LOT CONTAINING 9.954 ACRES, AND BEING DESIGNATED AS "LOT E" ON THAT CERTAIN MAP SHOWING THE SURVEY OF LOTS "D" AND "E", BEING A RESUBDIVISION OF THE PROPERTY OF M.W. WILLETT, CONTAINING 10.6 ACRES OF LAND, LOCATED IN SECTION 11, TOWNSHIP 6 SOUTH, RANGE 2 EAST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA, PREPARED BY WILLIAM C. HORTON, L.S., DATED NOVEMBER 19, 1971, SAID MAP BEING OF RECORD IN ORIGINAL BUNDLE, OF THE CLERK OF COURT OF THE PARISH OF EAST BATON ROUGE.

1) NO ATTEMPT HAS BEEN MADE BY MICHAEL J. KING TO VERIFY TITLE ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, DEED RESTRICTIONS, WETLANDS, ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT OR THEIR ASSIGNS.

2) THE CITY OF CENTAL/PARISH OF EAST BATON ROUGE DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAN DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND CITY/PARISH LAWS AND ORDINANCES GOVERNING ON THIS PLAT.

3) THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF THE DEVELOPMENT CODE ARE ADDRESSED.

4) A PORTION OF THESE TWO PROPOSED LOTS DOES LIE WITHIN THE FLOOD ZONES LABELED "X" & "AE" ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, MAP #22033C0195F, EFFECTIVE DATE JUNE 19, 2012. BFE = 48'

5) THE BASE FLOOD ELEVATION SHOWN HEREON (IF ANY) IS SUBJECT TO CHANGE. THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS.

6) THE DIFFERENCE BETWEEN THE PLOTTED BEARINGS AND MEASURED BEARINGS AS SHOWN HEREON ARE DUE TO THE CURRENT BASIS OF BEARINGS BEING THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THEY DO HOWEVER REPRESENT THE SAME LINES ON THE GROUND.

7) NO FILLING OF THE PROPERTY WILL BE DONE BEFORE REQUIREMENTS OF CHAPTER 15 OF THE DEVELOPMENT CODE ARE MET.

8) IF THE PROPERTY IS WITHIN 500 FEET OF AN EXISTING PUBLIC SEWAGE SYSTEM, EACH NEW LOT MUST TIE IN TO THE PUBLIC SEWER SYSTEM IN ACCORDANCE WITH SECTION 7:14.3(1) OF THE DEVELOPMENT CODE.

9) 2010 MASTER PLAN: RURAL/AGRICULTURE

MAP SHOWING SUBDIVISION OF:  
LOT E OF THE DANIEL EZEKIEL WILLETT ESTATE  
INTO LOT E-1 AND LOT E-2  
SECTION 71, T6S-R2E  
GREENSBURG LAND DISTRICT,  
EAST BATON ROUGE PARISH, LOUISIANA  
FOR  
BRANDON LANDRY

SHEET 1 OF 1

1 (P) PLATTED  
SS-14-15



**PUBLIC HEARING**  
CITY OF CENTRAL  
**PLANNING AND ZONING COMMISSION**  
Date: **8-27-2015** Time: 6pm  
Location: **Kirkman Road, 14021 Greenwell Springs Rd**  
Case Number: **SS-14-15**

☐ **REQUEST TO REZONE**  
FROM: \_\_\_\_\_  
TO: \_\_\_\_\_

☒ **OTHER REQUEST**  
**Subdivision of One (1) Tract**  
into **Two (2) Tracts**      Acres      Acres      Acres  
12.84      1.00      1.00  
For More Information Contact  
City of Central 262-5000  
www.central-la.gov  
Love It 411

08/06/2015